

PENINSULA COMMUNITY PLANNING BOARD MINUTES

Thursday, September 21, 2006 6:30-9:30

Pt Loma Library, 3701 Voltaire Street

I. Parliamentary Items: Meeting called to order at 6:34 PM by Chair Cynthia Conger

A. Minutes Approval: August minutes approved as read

B. Chair Report: Practice of sharing all e-mail communication with the public in the interest of "open" communication and presented the issue to establish guidelines. After much discussion a motion was made that Board maintain a Board member only e-mail communication list for use during drafting letters or documents and exchanging internal comments on drafts before releasing to public. Public or other entity will have opportunity to respond to finished product and will not be involved in writing a Board document.

M/S/CApproved 9-4-1

Abstaining vote due to lack of understanding of issue. Chair appointed By-Laws-Committee: Geoff Page, Jarvis Ross, Greg Robinson Cal Jones and D. Wylie. Chair appointed Community Plan Update Committee: Jarvis Ross, Kathryn Rhodes, Patti Rank, Geoff Page, Mignon Scherer, Maggie Valentine. D. Wylie presented Debora Greene as candidate for membership in Parks and Rec Committee. M/C/S/A

13-1-0. Motion made K. Rhodes to replace Joe Varley as Second Vice Chair M/S/C/A 13-1-0. Abstaining vote by K Rhodes as object of vote.

C. Treasurer Report: Cydney Shinn reporting

D. Attendance: *C. Conger, Gregg Robinson, D. Wylie J. Ross, E. Goddard, M. Scherer, H. Kinnaird, K.Rhodes, G. Page, C. Jones, C. Pearson, C. Shinn, M. Valentine, P. Rank, G. Fisher(absent). Public Attendance: j. Young, L. McCleary, D. Spanninga, Y. Domingos J. Adriany, B. Decker, J. Johnson, R. Wasseem, J. Quinn, F. Hanson, A. Beste, J. Ester, L. Martinez, R. Huber. Presenters: B. Steen, M. Teichner, C. W. Kim, S. Peelesawl, L. Cole. Lance Murphy. City Representatives: D. Springs, C.Jones, Matt Awbrey, T. Kempton*

E. Non agenda Public Input: Joel Young reported from Pt Loma People for Progress on 9-30 at NTC Rock. He noted that McMillin, Kevin Faulconer and Wm. Lynch there to discuss Prop A. Bert Decker announced the passing of Hugh Story and requested Board Support for Memorial. M/S/C/Approved 13-0-1. Abstaining vote due to lack of info.. Mary Gielow reported about short time vacation rentals (1 week to 4 or longer) creating disturbance in community. Ann Beste spoke as parent representative from Sunset View School, opposed to increasing cell phone antenna transmission at Pt. Loma Nazarene University by T-Movil being to close to school. Will this increase constant transmissions via wireless antennas? Item to be up for vote on October 19, 2006 by PCPB.

II. Action Items: Project Review 2nd Wed., 10:30 am, 3115 Riviera Dr. (Applicants to confirm 1 wk prior @ 665-3210

A. 1720 Evergreen: Request for tentative map waiver. Motion to approve with recommendation of underground wiring. M/S/C Approved 13-0-0.

B. 821 Rosecrans: Small lot 3500 sq. ft with 2600 sq ft house over three car garage with access from Scott St. Carried over from August. M/S/C Approved 9-0-3 abstaining votes due to lack of knowledge of project.

C. 4546 Bermuda: RM1-1 50x140 lot 2 units Matt Teichner presenting. Motion with recommendation of under ground wiring to one point of lot M/S/C 13-0-0.

D. 4101 Voltaire Apt Project: 9 and 13 apartment & 5 retail units. Presented by Jim Lester. Motion to approve project if city will address cumulative traffic impact and dense traffic issue. Motion failed. M/S/F Denied 5-7-1

Abstaining vote due to lack of info. Discussion followed. Motion made to end debate. MSC 13-0-0, New motion to deny approval on VoltaireMixed Use project 4101 Voltaire due to Board's concern that additional development in highly impacted traffic with existing streets already below acceptable Level of Service(LOS) and further development not recommended until a formal, independent, objective traffic impact study is performed and mitigation measures taken. Motion tied 6-6-1. Chair broke tie with affirmative vote. Motion to Deny M/S/C 7-6-1. Abstaining vote due to lack of info. Be it so noted that Board did not have any objections to Mr. Lester's design. G. Robinson called for a Straw Vote to stipulate that PCPB would not further appeal project should it be approved at Planning Commission. Straw Vote 13-0-0.

E. 1221 Rosecrans Starbucks Coffee Project: Located corner of Rosecrans and Hugo. M/S/C 8-3-2. abstaining votes due to being uninformed. Project to be under 30 ft ht limit.

F. Catalina Water Tower: Verizon Cell Phone Antenna on Tower. S. Kilborn presenting info. M/S/C Approved 11-2-0 approve 11-2-0. with the recommendation that Antenna be placed on Water Tower unless more capacity needed for placement with other carriers on the Mono-Pine.

G. Dudley Street Vacation: Encroachment approved in 2000. Motion to deny vacation. M/S/C 11-0-2. Abstaining votes due to lack of info.

H. Public Art Program for Fire Station #22 on Catalina: Presented by Dana Spring. Slide demonstration illustrating intended art for outside the building. Much discussion regarding the architecture ensued. Is not characteristic of Spanish influence and

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many desired different design on building itself more like that in Southeastern San Diego as advertised in the paper. The art tile was itself was too high and too small for any visual impact and unable to be seen by children. Maggie Valentine, representative from earlier workshops said, "Nothing like this presentation was seen or voted on earlier." Board gave input and requested different artist if this could not be changed. Vote to disapprove M/S/C 13-0-0.

- I. NW Corner of Rosecrans St and Hugo:** Mr. C. W. Kim presenting modified design based on Boards former in put. Motel now changed to 3 story with commercial offices and underground parking. Height not to exceed 30 ft limit. Motion to accept design.. M/S/C-13-0-0..
- J. NTC Ocean Village:** C. Conger/G. Page to present appeal of Project. Original project did not include waterfront Parking. Motion made to support appeal. MSC 9-1-2. Abstaining due to conflict of interest.

III. Government Offices Reports/Communications

- A. Council District Two Office:** Matt Awbrey reporting the addition of two new City Attorneys
- B. Long Term Planning: T. Kempton reporting:** Will check on progress of "NTC Signage Plan". Agrees Public needs to see before final review

IV. Committee Reports:

- A. PCPB Website:** Helen Kinnaird requested update on profile to Aquawise- Grimes.
- B. Environmental;** J. Adriany to report in October
- C. Midway:** Mignon Scherer reports that Midway Planning wants to acquire MCRD in their group
- D. Historical:** K. Rhodes postponed til October.
- E. Parks and Rec:** D. Wylie announced next meeting to be October 3, 2006, 6PM at 2830 Shelter Island Dr NTC Shoreline Plaza report from Cal Jones due at that time as well as Cydney Shinn reporting on Barnard School.
- F. Project Review/Traffic, Transportation & Safety:** Geoff Page/G Robinson Voltaire Cummulative Traffic Study requested, Restaurant Pkg/Safety study. G. Robinson to report on North Bay Traffic Committee at next meeting.
- G. Arts and Culture:** G. Fisher not present
- H. Airport Authority- ANAC :** Committee Representative Lance Murphy reported that the AA's EIR on Lindbergh Fields's Master Plan had several major technological inaccuracies. One such example is that though the gates will increase capacity, the EIR states that the effect of flights will have negligible differences to communities surrounding Lindberg Field. Note this was not the same as last expansion of gates where the increase of capacity also increased the numbers of flights and also increased the **Noise and Event** impact on local residents. (Chairs comment) Will Pt. Loma soon become an extended runway???

- V. New/Old Business:** Norm Magnuson Past Chair of PCPB and strong Community Advocate reported on recent developments re Nichols St and noted that City Attorney Representative seems to have "changed positions" deciding not to pursue the issue for the Public Rights regarding Benefit to the Public regarding street Vacations. He reported previous City Attorney had won two judgements in favor of the Public in this precedent setting threat to Coastal Act which guarantees Public Access to the Coast at Nichols St. which has been barricaded by property owners, Sabin & Ellis. Letter to be written to City Attorney from PCPB. Semt by certified, return receipt requested, mail. This issue will dramatically affect Coastal properties all up and down the coast. Similar lawsuits have been filed through the Sierra Club in La Jolla.

VI. Adjournment: Meeting adjourned at 9:30.

Respectfully submitted
D. Wylie, Secretary

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